



Carnforth

15 Pond Terrace, Carnforth, Lancashire, LA5 9BL

Ideally positioned in the heart of the popular market town of Carnforth, this property offers convenient access to local amenities, excellent transport links, and well-regarded schools - all within walking distance. It provides a wonderful blank canvas and an ideal opportunity for first-time buyers or growing families alike.

Offers in the Region of **£125,000**

Quick Overview

- End Terraced Home
- Perfect First Time Buy or Investment
- Three bedrooms
- Bathroom and Additional W.C.
- Recent Electrical Rewire
- Rear Patio Garden
- Well Regarded Schools Close By
- Nearby Commuter Links
- Walking Distance to Local Amenities
- Ultrafast* Broadband Available



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Ultrafast
Broadband



On Street
Parking

Property Reference: C2517



Living Room



Living Room



Kitchen



Kitchen

Carnforth is a traditional market town in north Lancashire, surrounded by countryside and located close to the coast and the Lake District National Park. The town is known for its strong sense of community and historical significance. It offers a good range of local amenities, including shops, supermarkets, doctors, pubs, and both primary and secondary schools.

Step into this inviting home and be welcomed by its fresh, neutral décor-an ideal canvas ready for your personal touch. The spacious living room features brand-new carpeted flooring, a large front-facing window that fills the space with natural light, and ample room for all your furnishings.

Continue into the kitchen, fitted with a range of classic wood base and wall units, a tiled splashback, and complementary worktops. There's plenty of room for a freestanding fridge and oven, as well as plumbing for a washing machine. From the kitchen, you'll find access to the cellar, a perfect solution for additional storage.

The kitchen flows through to the bathroom, which is fitted with a three-piece suite, including a WC, pedestal sink, and a bath with an overhead waterfall shower and an additional handheld attachment. The space is finished with tiled surrounds, aqua panelling, and a heated towel rail.

To the first floor, you'll discover three generously sized bedrooms, each featuring new carpets and white walls. For added convenience, there's also a second WC on this floor.

Outside, the rear of the property boasts a charming paved, walled garden complete with a shed and wooden gate.

Accommodation with approximate dimensions

Living/Dining Room 17' 4" x 12' 2" (5.28m x 3.71m)

Kitchen 12' 9" x 8' 10" (3.89m x 2.69m)

Bathroom

Cellar 16' 9" x 11' 4" (5.11m x 3.45m)

Bedroom One 12' 6" x 8' (3.81m x 2.44m)

Bedroom Two 8' 11" x 8' 8" (2.72m x 2.64m)

Bedroom Three 8' 10" x 7' 6" (2.69m x 2.29m)

W.C.

Property Information

Tenure Freehold

Council Tax Band A - Lancaster City Council

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

Energy Performance Certificate Energy Rating D. The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney & Leigh Carnforth Office walk across Market Street, turning right onto Hunter Street (situated next to the cooperative shop). Proceed down the road and around the corner turning left onto Ramsden Street before taking the left onto Pond Terrace. The property is located at the end of the street on your left hand side.

What3Words ///snores.selection.upholding

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve approximately £750 per calendar month. For further information and our terms and conditions please contact our office.



Bathroom



Bedroom One



Bedroom Two

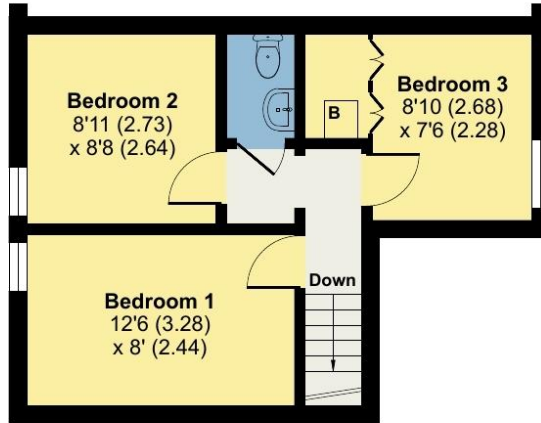


Rear Yard

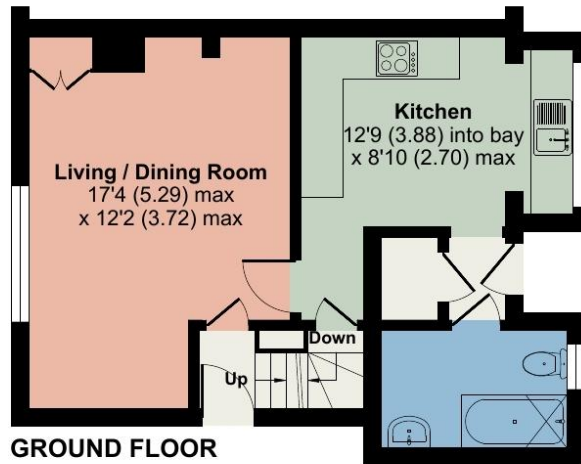
Pond Terrace, Carnforth, LA5

Approximate Area = 1117 sq ft / 103.7 sq m

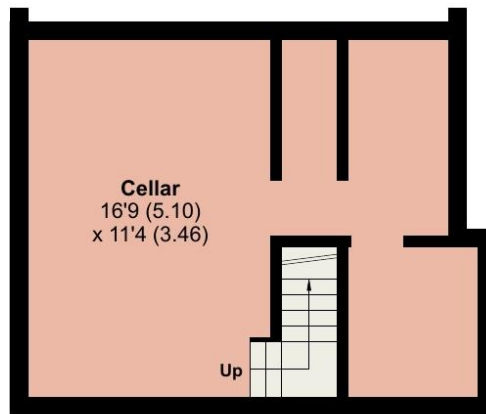
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1280774

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